

1115 WEST MAGNOLIA BLVD.
BURBANK, CA 91506



FREE-STANDING OWNER-USER OFFICE BUILDING NEAR DOWNTOWN BURBANK
IDEAL FOR MEDIA, ENTERTAINMENT, AND PODCASTING

COMPASS

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KENNY STEVENS TEAM & MAJOR PROPERTIES



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



- 1115 W. Magnolia Blvd is a free-standing office building, located near downtown Burbank on Magnolia Blvd, that would serve as an ideal fit for design firms, media, entertainment, podcasting & other single tenant uses.
- Burbank features an industry-leading media district that is home to nationally recognized entertainment companies such as Warner Bros Discovery (10,000 employees), The Walt Disney Company (7,800 employees), Nickelodeon (900 employees), Netflix (850 employees), and more.
- Features 50' of street frontage on Magnolia Blvd and less than 1.5 miles from the 5 Freeway and downtown Burbank.
- The 4,325 SF office features a lobby, several offices, meeting rooms with 14' ceilings, polished concrete floors, CAT 5 cable throughout the building, and a multitude of skylights throughout the space that allow an abundance of natural light.
- Property amenities include 2 ADA compliant restrooms and 1 parking space.

Price	Year Built	Construction
\$2,600,000	1969/1980	Masonry
Building Size	Lot Size	Price per SF
4,325 SF	5,000 SF	\$601
Ceiling Height	Skylights	APN
14 Feet	18	2449-019-002

KENNY STEVENS TEAM & MAJOR PROPERTIES

INTERIOR PHOTOGRAPHY

1115 W. MAGNOLIA | BURBANK



INTERIOR PHOTOGRAPHY

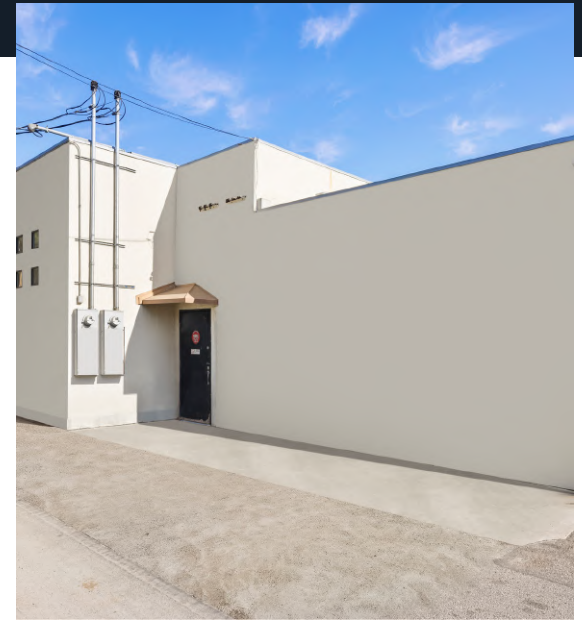


1115 W. MAGNOLIA | BURBANK



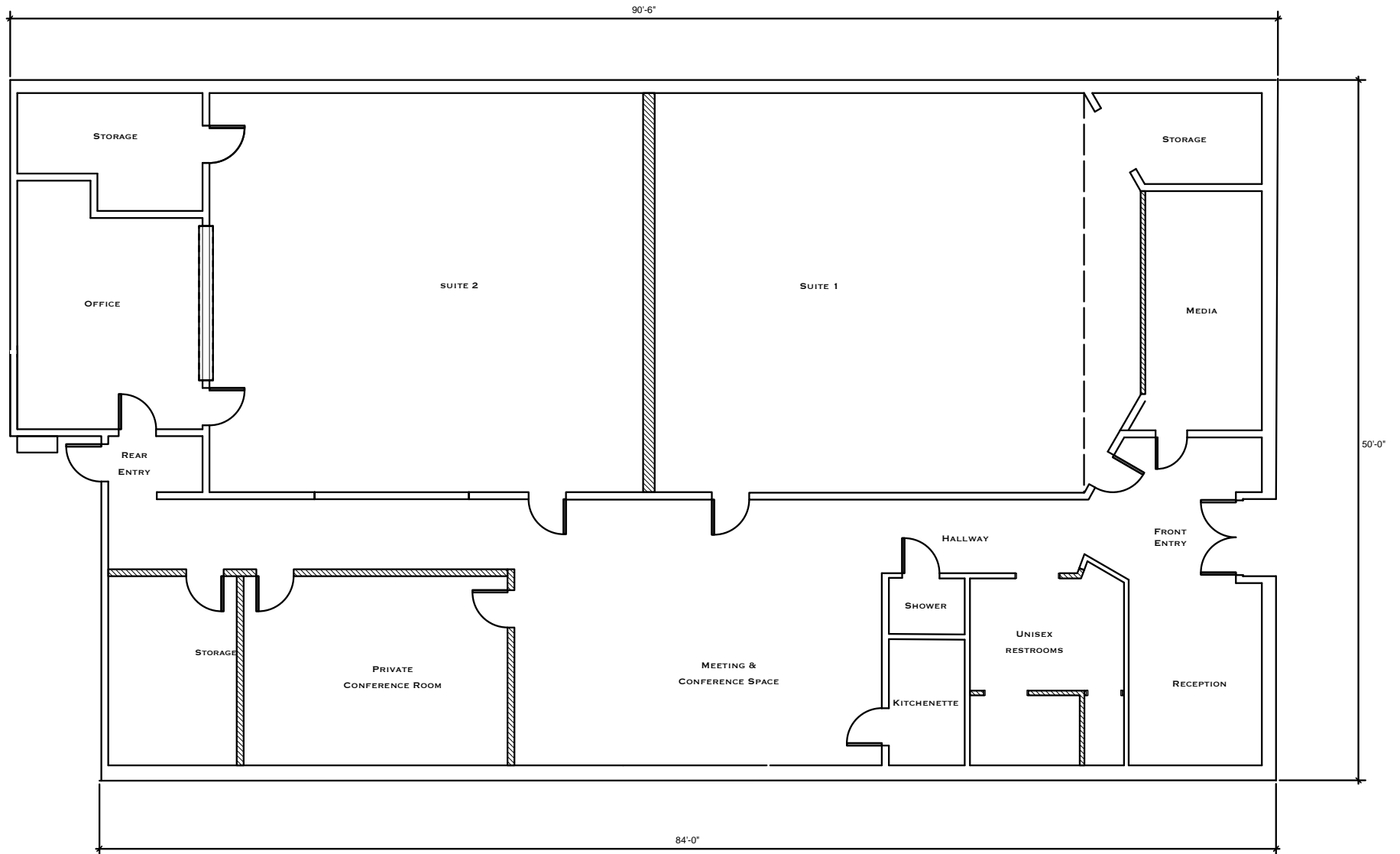
EXTERIOR PHOTOGRAPHY

1115 W. MAGNOLIA | BURBANK



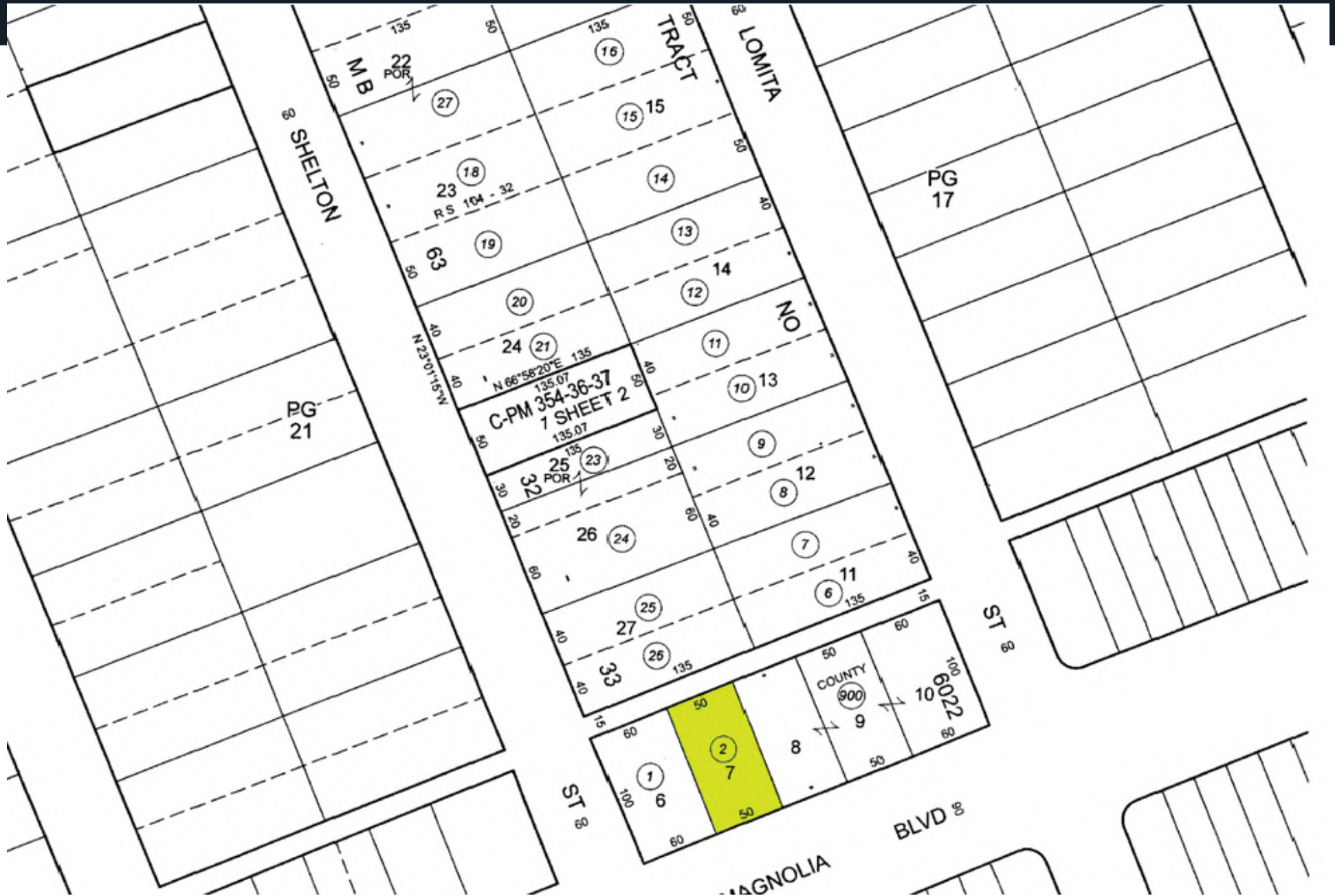
FLOOR PLAN

1115 W. MAGNOLIA | BURBANK



PLAT MAP

1115 W. MAGNOLIA | BURBANK





NEIGHBORHOOD OVERVIEW





A Suburban Hub for Media & Entertainment

Located in the heart of the San Fernando Valley, Burbank stands as a dynamic city, celebrated for its close-knit community, top-tier amenities, and deep-rooted connections to the media and entertainment world. This thriving urban gem, home to around 100,000 residents, offers an a blend of suburban tranquility and urban sophistication, making it one of the most desirable places to live in the greater Los Angeles area.

The Media District is perhaps Burbank's crown jewel, a neighborhood synonymous with the global entertainment industry. Here, prestigious giants like Warner Bros. Studios, The Walt Disney Company, & Nickelodeon dominate the landscape, creating a bustling hub for creative professionals in film, television, and digital media. The area hums with the energy of innovation, attracting a broad spectrum of individuals engaged in bringing stories to life across multiple platforms.

Just west of the Media District lies Magnolia Park, a beloved neighborhood characterized by its eclectic mix of vintage shops, boutiques, and locally owned cafes. Magnolia Boulevard, the heart of the area, has become a destination for those seeking a more laid-back lifestyle while still being connected to the creative energy of Burbank.

Downtown Burbank is the city's entertainment and retail hub, offering a lively mix of dining, shopping, and entertainment options. Anchored by the Burbank Town Center, this neighborhood provides residents and visitors with access to a wide array of stores, from national retailers to specialty boutiques. It's also a hot spot for dining, with a variety of restaurants that cater to every taste, from casual eateries to upscale dining establishments.

NEIGHBORHOOD AERIAL MAP



MAGNOLIA BLVD & DOWNTOWN BURBANK



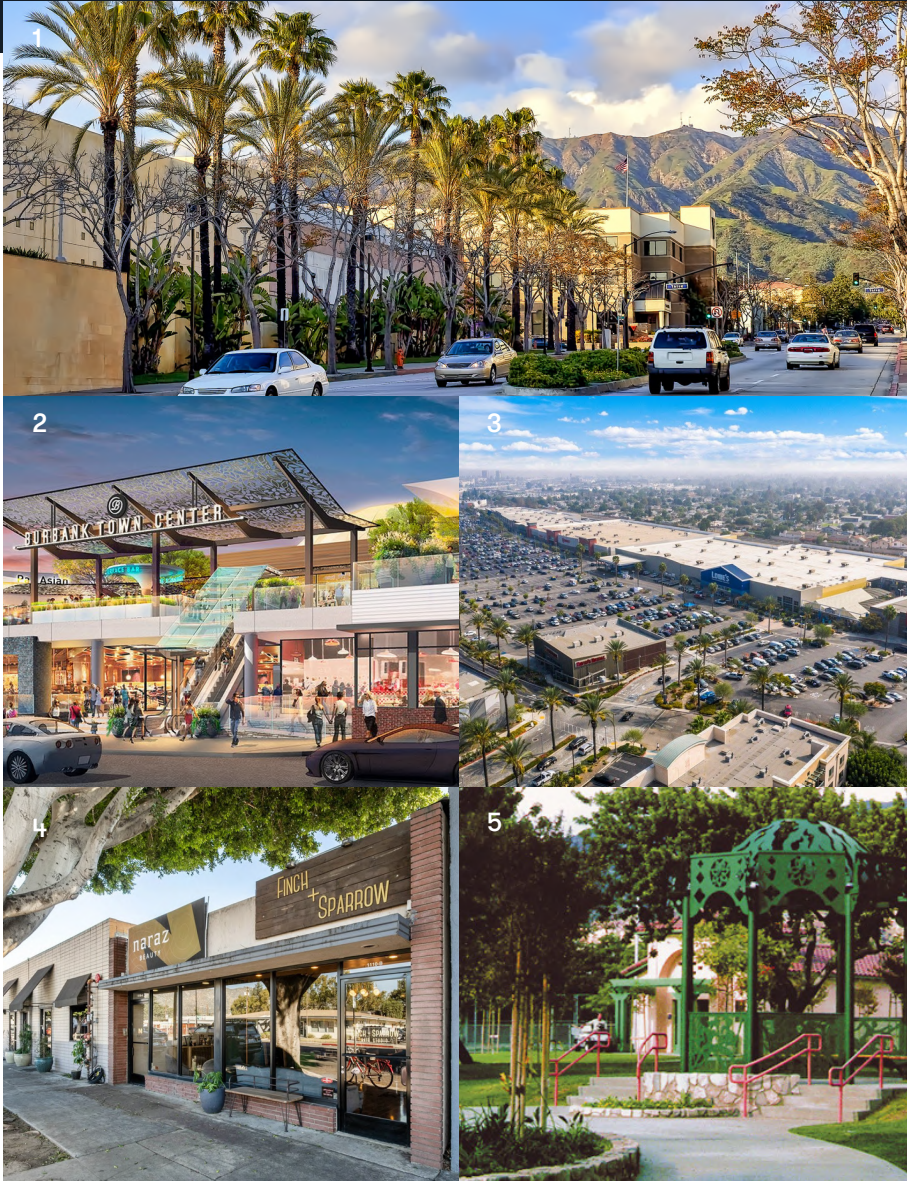
NEIGHBORHOOD AERIAL MAP



EMPIRE AVE & VICTORY BLVD | BURBANK



BURBANK HOTSPOTS



KENNY STEVENS TEAM & MAJOR PROPERTIES

1) DOWNTOWN BURBANK

Downtown Burbank is a vibrant, urban hub that offers a lively mix of entertainment, dining, and shopping options. Anchored by the Burbank Town Center, the area features a variety of stores, from major national retailers to boutique shops. This walkable family-friendly neighborhood is a dynamic, convenient area that caters to a wide range of lifestyles.

2) BURBANK TOWN CENTER

Burbank Town Center is a bustling retail hub offering a wide variety of shopping, dining, and entertainment options, making it a central attraction for local residents. With over 170 stores, the center features notable tenants such as Macy's and Shoe Palace, catering to diverse shopping needs.

3) EMPIRE CENTER

This shopping complex offers a range of essential daily conveniences for residents. With major retailers like Target, Lowe's, and Best Buy, it provides easy access to everything from home improvement to electronics. The center also features a variety of dining options for a quick bite to eat.

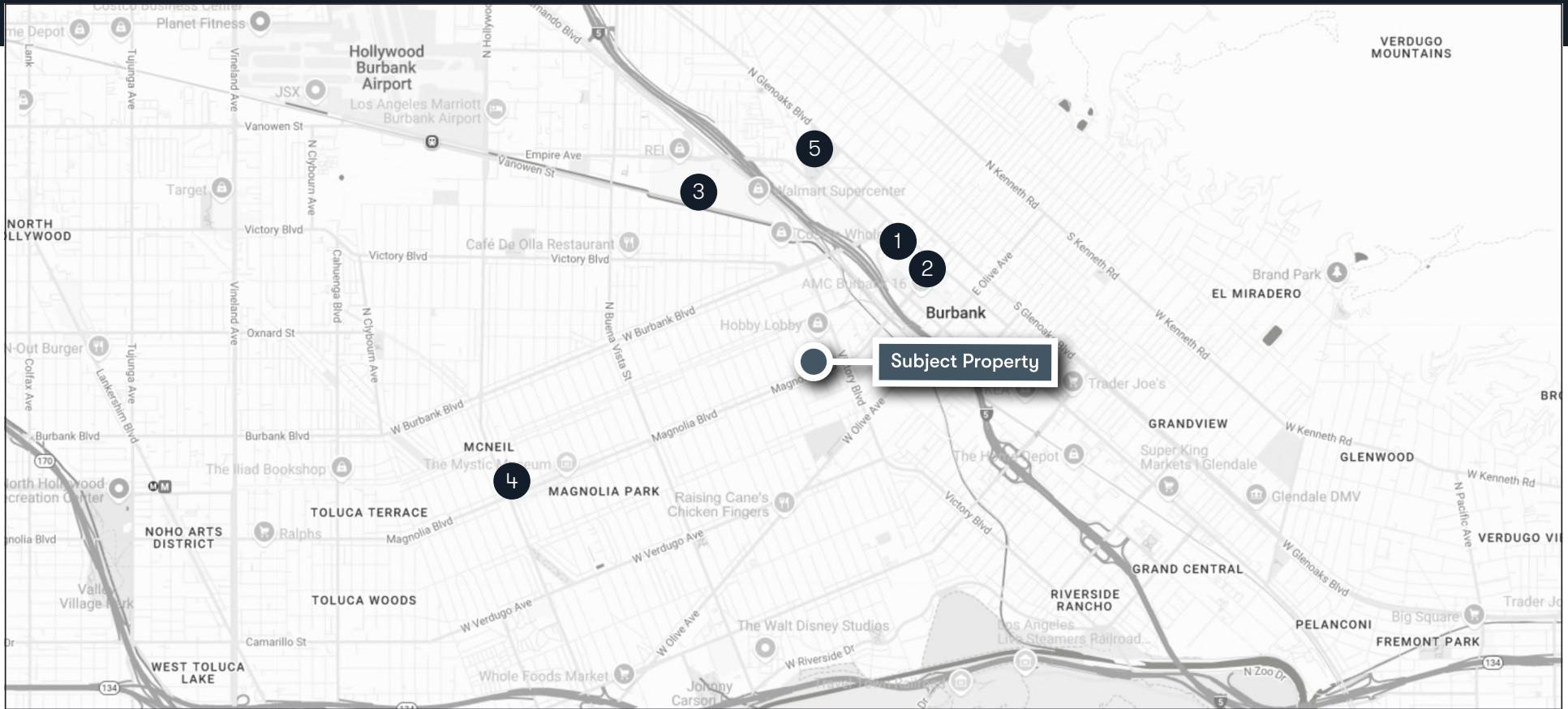
4) MAGNOLIA BOULEVARD

Magnolia Boulevard is an eclectic stretch known for its vintage shops, independent boutiques, and local eateries. The boulevard offers a mix of retro and contemporary experiences, and offers a creative energy, reflected in the art galleries and small cafés that line the street.

5) McCAMBRIDGE PARK

McCambridge Park is a spacious, family-friendly park offering a wide range of recreational amenities. The park features sports facilities like tennis courts, baseball fields, and a community swimming pool & picnic areas.

BURBANK HOTSPOTS MAP



HOTSPOT ADDRESS	DISTANCE	NOTES
1) Downtown Burbank	1.0 Mile	Anchored by the Burbank Town Center, features a variety of stores, from major national retailers to boutique shops.
2) Burbank Town Center	0.8 Mile	A bustling reatil hub with over 170 stores that make it a central attraction for local residents.
3) Empire Center	1.5 Miles	A hidden gem that offers residents a peaceful escape from the city's hustle and bustle.
4) Magnolia Boulevard	0.3 Mile	With major retailers like Target, Lowe's, and Best Buy, easy access to everything from home improvement to electronics.
5) McCambridge Park	1.6 Miles	Spacious and family-friendly park offering a wide range of recreational amenities.

BURBANK DEVELOPMENTS



KENNY STEVENS TEAM & MAJOR PROPERTIES

1) 777 N. FRONT ST.

This project from LaTerra Development is fully framed and will debut in 2025. This large-scale mixed-use project in downtown Burbank will feature 573 residential units (69 affordable units), a 307-room hotel and commercial space.

2) 2311 N. HOLLYWOOD WAY

Located near Hollywood Burbank Airport, LaTerra Development also have approved plans for a mixed-use project featuring (2) 7-story buildings comprised of 872 units and 9,700 SF of ground-floor commercial space. The project calls for approx. 130,000 SF of open space with multiple courtyards and 2 rooftop decks.

3) WARNER BROS. RANCH LOT

Currently undergoing its transformation, Worthe Real Estate Group (current owners) are planning to add 16 soundstages, a 326,000 SF office complex, ancillary facilities to serve the studio campus, and a parking garage. Worthe secured a \$480-million loan for the redevelopment in 2023.

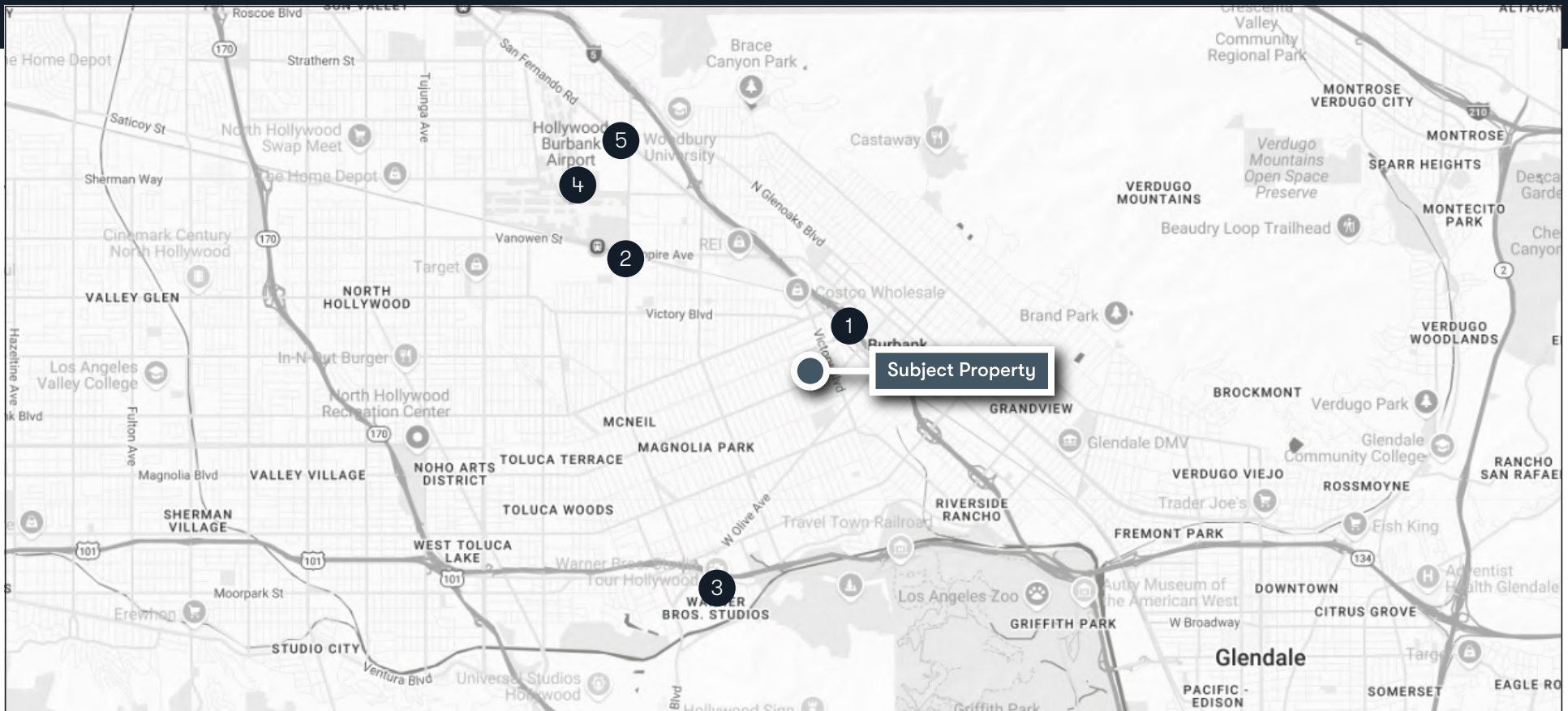
4) HOLLYWOOD BURBANK AIRPORT

This \$1.2-billion project will consist of a 355,000 SF building with 14 passenger gates. Plans also call for shopping and dining options, a ticketing lobby, new TSA checkpoint, and a new baggage claim area. The new terminal is slated to serve passengers in late 2026.

5) CAMBRIA HOTEL

Opened in April 2024, this 6-story 150-room hotel with 1,131 SF of meeting space, a fitness center, outdoor courtyard, library lounge, grab-and-go market, and a restaurant.

BURBANK DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 777 N. Front St.	1.1 Miles	573 residential units (69 affordable units), a 307-room hotel and commercial space
2) 2311 N. Hollywood Way	2.9 Miles	(2) 7-story buildings comprised of 872 units and 9,700 SF of ground-floor commercial space
3) Warner Bros Ranch Lot	2.8 Miles	Adding 16 soundstages, 326,000 SF office complex, facilities to serve the studio campus & parking garage
4) Hollywood Burbank Airport	2.7 Miles	\$1.2-billion project will consist of a 355,000 SF building with 14 passenger gates that will open in late 2026
5) Cambria Hotel	3.0 Miles	Opened in April 2024, 6-story 150-room hotel by the Hollywood Burbank Airport



FINICIALS & COMPARABLES



PROPOSED SBA 504 LOAN QUOTE



1115 W. MAGNOLIA | BURBANK

BUILDING ACQUISITION	\$2,600,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$29,000
TOTAL PROJECT COST	\$2,629,000



Business Finance Capital

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,300,000	5.65%	25 Years 25 Yr. Amort.	1st Deed	\$8,100	\$97,200
SBA 504 LOAN	40%	\$1,069,000	5.76% Sep '24	25 Years Full Amort.	2nd Deed	\$6,732	\$80,779
BORROWER	10%	\$260,000					
TOTAL	100%	\$2,629,000				\$14,832	\$177,979

For more information,
please contact:

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RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

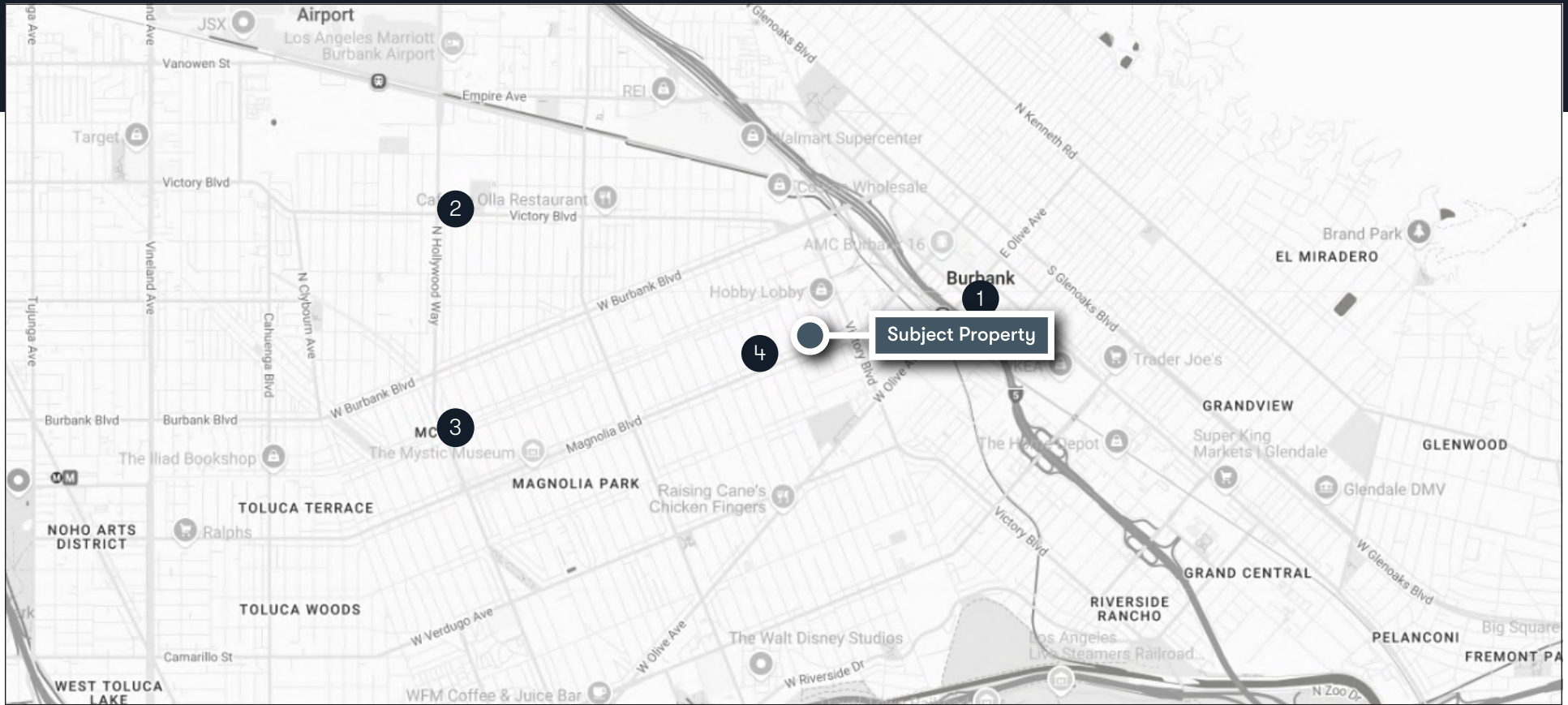
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

BURBANK SALES COMPARABLES



				
Address: 1115 W. Magnolia Blvd.	Address: 144 S. 1 st St.	Address: 3316 W. Victory Blvd.	Address: 1124 N. Hollywood Way	Address: 1501 W. Magnolia Blvd.
Sale Date: Subject Property	Sale Date: 06/05/24	Sale Date: 10/24/23	Sale Date: 02/02/24	Sale Date: 03/01/24
Price: \$2,600,000	Price: \$3,250,000	Price: \$2,300,000	Price: \$2,750,000	Price: \$2,650,000
Land Use: Office	Land Use: Office	Land Use: Office	Land Use: Office	Land Use: Office
Year Built: 1969/1980	Year Built: 1950	Year Built: 1982	Year Built: 1981	Year Built: 1959
Bldg. Size: 4,325 SF	Bldg. Size: 5,304 SF	Bldg. Size: 4,000 SF	Bldg. Size: 4,844 SF	Bldg. Size: 4,920 SF
Lot Size: 5,000 SF	Lot Size: 3,920 SF	Lot Size: 5,276 SF	Lot Size: 6,098 SF	Lot Size: 6,251 SF
Price per Foot: \$601	Price per SF: \$613	Price per SF: \$575	Price per SF: \$567	Price per SF: \$539
APN: 2449-019-002	APN: 2449-019-002	APN: 2449-019-002	APN: (2) 3+2 & (8) 2+2	APN: (8) 2+2
Notes: Proximity to downtown Burbank	Notes: Downtown Burbank location	Notes: Proximity to Burbank airport	Notes: Magnolia Park location	Notes: Proximity to downtown Burbank

BURBANK SALES COMPARABLES MAP

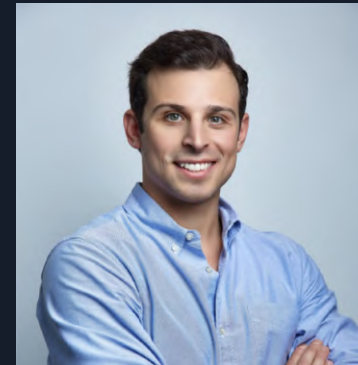


ADDRESS	SALE DATE	PRICE	YEAR	BLDG. SF	PPSF	LOT SF	USE	NOTES
1115 W. Magnolia Blvd.	N/A	\$2,600,000	1969	4,325 SF	\$601	5,000 SF	Office	Near downtown Burbank
1) 144 S. 1 st St.	06/05/24	\$3,250,000	1950	5,304 SF	\$613	3,920 SF	Office	In downtown Burbank
2) 3316 Victory Blvd.	10/24/23	\$2,300,000	1982	4,000 SF	\$575	5,276 SF	Office	Near downtown Burbank
3) 1124 N. Hollywood Way	02/02/24	\$2,750,000	1981	4,844 SF	\$569	6,098 SF	Office	Magnolia Park location
4) 1501 W. Magnolia Blvd.	03/01/24	\$2,650,000	1959	4,920 SF	\$539	6,251 SF	Office	Near downtown Burbank



1115 W. MAGNOLIA BLVD. BURBANK, CA 91506

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